

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 21st day of August, 2018 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

William D. Tate	Mayor
Darlene Freed	Mayor Pro Tem
Sharron Rogers	Council Member
Mike Lease	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	Council Member

constituting a quorum, with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
Monica Hotelling	Member
Jim Fechter	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Robert Rainwater	Alternate Member
Traci Hutton	Alternate Member

constituting a quorum, with Vice Chairman BJ Wilson and Member Gary Martin absent, and the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Matthew C.G. Boyle	Assistant City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Tate called the meeting to order at 6:45 p.m.

Item 1. Executive Session

Mayor Tate announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

- A. Real property relative to deliberation to the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.

- B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 6:49 p.m. The closed session ended at 7:00 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.072 or 551.087.

In reference to Section 551.072, City Manager Bruno Rumbelow requested Council approve the First Amendment to the Land Purchase and Sale Agreement with Paycom Payroll, LLC, and authorize the City Manager to execute same and all associated documents and to take all other necessary action.

Motion was made to approve the First Amendment to the Land Purchase and Sale Agreement with Paycom Payroll, LLC, and authorize the City Manager to execute same and all associated documents and to take all other necessary action.

Motion: Rogers  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell and Slechta  
Nays: None  
Approved: 7-0

Council called for a break at 7:19 so the Crime Control and Prevention District Board can meet.

## **REGULAR MEETING**

### Call to Order

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers.

### Item 4. Invocation and Pledge of Allegiance

Commissioner Jimmy Fechter delivered the Invocation and led the Pledge of Allegiance.

## JOINT PUBLIC HEARINGS

### Item 5. Conditional Use Permit **CU18-19** (Westwood Partners)

Mayor Tate declared the Public Hearing open.

Development Services Assistant Director Ron Stombaugh reported the applicant was requesting a conditional use permit to establish a planned commercial center for the development of an office complex and a convenience store with gasoline sales, a car wash, a restaurant with outside dining along with the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only). The applicant was also requesting to replat Lots 2 and 3, Block 1, Opryland Second Addition. The subject property is located at 801 and 1001 East Northwest Highway and is currently zoned "CC" Community Commercial District.

Applicants Chris Leighton with Westwood Partners and Mohammed Sharaf with Victron presented the project and answered questions from the Commission and Council. Nick Viscos and Wes Dawson also answered questions on behalf of the applicant.

Carl Johnson, 3601 Grapevine Mills Circle, Grapevine, spoke in opposition to the conditional use permit.

Al Dossani, 520 East Northwest Highway Suite 100, Grapevine, spoke in opposition to the conditional use permit.

Abdul Pirani, 424 East Northwest Highway, spoke in opposition to the conditional use permit.

Sam Virani, 506 East Northwest Highway, spoke in opposition to the conditional use permit.

Motion was made to close the public hearing.

Motion: Luers  
Second: Rainwater  
Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Luers, Rainwater and Hutton  
Nays: None  
Approved: 7-0

Motion was made to close the public hearing.

Motion: Freed  
Second: O'Dell  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell and Slechta  
Nays: None  
Approved: 7-0

Mayor Tate announced the Planning and Zoning Commission would recess to the Planning and Zoning Conference Room to consider published business.

The City Council remained in session in the Council Chambers to consider published business.

#### Item 4. Citizen Comments

Michael J. Stephenson, 933 Water Oak Drive, Grapevine, spoke in opposition to short term rentals where the owner is not on the property.

Tracy Gilmour, 921 Fall Creek, Grapevine, spoke in opposition to short term rentals.

John Cogburn, 810 Red Bud Lane, Grapevine, spoke in opposition to short term rentals.

Laurie Tietz, 1710 Silverside Drive, Grapevine, spoke in opposition to short term rentals.

Andrew Muros, 9319 Greenwood Lane, Grapevine, spoke in opposition to short term rentals.

Michael Faulkner, 506 Dunn Court, Grapevine, spoke in opposition to short term rentals.

### CITY COUNCIL PUBLIC HEARINGS

#### Item 5. City Council to conduct a public hearing to consider adoption of a tax increase and take any necessary action.

Mayor Tate declared the public hearing open.

Chief Financial Officer Greg Jordan presented this item and answered questions from Council. Mr. Jordan stated the tax rate will remain flat at \$0.289271 per \$100 valuation.

Mayor Tate stated that since the proposed tax rate (\$0.289271 per \$100) exceeds the effective tax rate (\$0.272565 per \$100), the law requires that the City Council hold two public hearings on the proposal. The second public hearing will be held during the regular meeting on September 4, 2018. City Council will vote on the tax rate during the regular meeting on September 18, 2018.

No one spoke during the public hearing.

Motion was made to close the first public hearing relative to adoption of a tax increase.

Motion: Lease

Second: Slechta

Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell and Slechta

Nays: None

Approved: 7-0

#### Item 6. City Council to conduct a public hearing relative to the Fiscal Year 2018-2019 operating budget and take any necessary action.

Mayor Tate declared the public hearing open.

Chief Financial Officer Jordan presented this item. The proposed budget is \$177,000,000 which represents a ½ of 1% increase over the Fiscal Year 2017-2018 budget.

Mayor Tate announced Council will consider adoption of the proposed Fiscal Year 2018-2019 operating budget and tax rate of \$0.289271 per \$100 on Tuesday, September 18, 2018.

Motion was made to close the public hearing relative to the Fiscal Year 2018-2019 operating budget and the adoption of the budget be considered in a public meeting to be held on September 18, 2018 at 7:30 p.m.

Motion: O'Dell  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell and Slechta  
Nays: None  
Approved: 7-0

## PRESENTATIONS

### Item 7. City Attorney and City Staff to update Council on regulatory options for short term rentals.

City Manager Rumbelow, Convention and Visitors Bureau Director P.W. McCallum and City Attorney Matthew C.G. Boyle presented this item and answered questions from Council.

Council discussed this item and requested staff place an item on the September 4, 2018 agenda to consider the prohibition of short term rentals.

No action was taken by Council.

Mayor Tate announced Council would consider the recommendations of the Planning and Zoning Commission next.

## PLANNING AND ZONING COMMISSION RECOMMENDATIONS

### Item 20. Conditional Use Permit **CU18-19** (Westwood Partners)

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the conditional use permit with a vote of 4-3 stipulating the Ruth Wall Road drive access shall be right-in, right-out with no median break; the complete sidewalk/trail along Northwest Highway shall be constructed during Phase 1; and the gas canopy shall use the "tan" option with company logo only.

Motion was made to approve Conditional Use Permit CU18-19 (Westwood Partners) and Ordinance No. 2018-064 per the Planning and Zoning Commission recommendations.

Motion: Freed  
Second: Coy  
Ayes: Tate, Freed, Rogers, Lease, Coy, and Slechta  
Nays: O'Dell  
Approved: 6-1

Item 21. Final Plat of Lots 2R, 3R, 4-7, Block 1 Opryland Second Addition

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the final plat with a vote of 6-1.

Motion was made to approve the Statement of Findings and Final Plat of Lots 2R, 3R, and Lots 4-7, Block 1 Opryland Second Addition.

Motion: Coy  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell and Slechta  
Nays: None  
Approved: 7-0

City Council continued with the published agenda by considering item 8 next.

NEW BUSINESS

Item 8. Consider the award of the Request for Qualifications 463-2018 for Architectural Design Services for the Animal Shelter with Quorum Architects, Inc. and take any necessary action.

Police Chief Mike Hamlin presented this item and answered Council's questions. Quorum Architects, Inc. was selected by a seven-member committee to perform the architectural design services for the new/remodeled animal shelter for an estimated amount of \$370,000.

Motion was made to approve the award of the Request for Qualifications 463-2018 for Architectural Design Services for the Animal Shelter to Quorum Architects, Inc.

Motion: Lease  
Second: O'Dell  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell and Slechta  
Nays: None  
Approved: 7-0

Item 9. Consider award of contract to ArchiTexas and Mesa Planning for Design and Development Standards for the Dallas Road Transit Corridor and take any necessary action.

Development Services Director Scott Williams reported this contract would continue and complete the design standards for the Dallas Road Transit Corridor for an estimated amount of \$108,750. Mr. Williams answered questions from Council.

Motion was made to approve

Motion: Freed  
Second: Coy  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell and Slechta  
Nays: None  
Approved: 7-0

## CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. There were no requests to remove any items from the consent agenda.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

### Item 10. Consider the award of a contract for Medical and Rx Stop Loss Insurance with Swiss Re.

Chief Financial Officer Jordan recommended approval of the agreement with Swiss Re for Medical and Rx Stop Loss Insurance for an estimated amount of \$584,000.

Motion was made to approve the consent agenda as presented.

Motion: Coy  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 7-0

### Item 11. Consider **Resolution No. 2018-063** authorizing the purchase of phone equipment from Radcom Technologies, Inc.

Chief Technology Officer Tessa Allberg recommended approval of the resolution authorizing the purchase of phone equipment for an amount not to exceed \$28,884.

Motion was made to approve the consent agenda as presented.

Motion: Coy  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 7-0

## RESOLUTION NO. 2018-063

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE PHONE EQUIPMENT THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 12. Consider **Resolution No. 2018-064** authorizing the purchase of shade structures from USA Shade and Fabric Structures.

Parks and Recreation Director Kevin Mitchell recommended approval of the resolution authorizing the purchase of shade structures for Lakeview Park and Katie's Woods Park for a total amount not to exceed \$169,960.

Motion was made to approve the consent agenda as presented.

Motion: Coy  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 7-0

RESOLUTION NO. 2018-064

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE SHADE STRUCTURES THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 13. Consider **Resolution No. 2018-065** authorizing and directing staff to participate in a Local Parks Grant program for the development of Silver Lake Park.

Parks and Recreation Director Mitchell recommended approval of the resolution authorizing participation in the Local Parks Grant program for the development of Silver Lake Park. Approval of this resolution allows staff to apply for grant funding for the development of the new park.

Motion was made to approve the consent agenda as presented.

Motion: Coy  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 7-0

RESOLUTION NO. 2018-065

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE SUBMISSION ON BEHALF OF GRAPEVINE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE LOCAL PARK GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE "PROGRAM"; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE APPLICANT MATCHING SHARE



IS READILY AVAILABLE; AND DEDICATING THE  
PROPOSED SITE FOR PERMANENT PUBLIC PARK AND  
RECREATIONAL USES

Item 14. Consider the award of an informal request for quote for promotional testing services from Southwest Leadership Resources.

Police Chief Hamlin recommended approval of the award of an informal request for quote for promotional testing services to perform promotional examinations and assessment center evaluations to sworn police candidates for an amount not to exceed \$19,940.

Motion was made to approve the consent agenda as presented.

Motion: Coy  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 7-0

Item 15. Consider the renewal of an annual contract for water and wastewater analysis services from the Trinity River Authority of Texas.

Public Works Director Bryan Beck recommended approval of the renewal of the annual contract for water and wastewater analysis in accordance with EPA and TCEQ requirements for an amount not to exceed \$25,000.

Motion was made to approve the consent agenda as presented.

Motion: Coy  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 7-0

Item 16. Consider an interlocal agreement with Tarrant County for the asphalt overlay work on Dove Loop Road and Boyd Drive.

Public Works Director Beck recommended approval of the interlocal agreement for the asphalt overlay on Dove Loop Road and Boyd Drive in an amount not to exceed \$200,000.

Motion was made to approve the consent agenda as presented.

Motion: Coy  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 7-0

Item 17. Consider a cost sharing agreement with DFW Airport for reimbursement for one-half the cost of the engineering study related to land development.

Public Works Director Beck recommended approval of an agreement with DFW Airport to split the cost of an engineering study related to land development within the Grapevine sector of the Airport in an amount not to exceed \$37,500.

Motion was made to approve the consent agenda as presented.

Motion: Coy  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 7-0

Item 18. Consider the renewal of annual contracts for water and wastewater chemicals with Brenntag Southwest, Inc., DPC Industries, Inc., and Fort Bend Services.

Public Works Director Beck recommended approval of the annual contracts for water and wastewater chemicals for an estimated amount of \$195,000. The purchases will be made on an as-needed basis with Brenntag Southwest, Inc., DPC Industries, Inc. and Fort Bend Services.

Motion was made to approve the consent agenda as presented.

Motion: Coy  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 7-0

Item 19. Consider the minutes of the August 7, 2018 Regular City Council meeting.

City Secretary Tara Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

Motion: Coy  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta  
Nays: None  
Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 9:58 p.m.

Motion: Coy  
Second: Slechta  
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell and Slechta  
Nays: None  
Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 4th day of September, 2018.

APPROVED:



---

William D. Tate  
Mayor

ATTEST:



---

Tara Brooks  
City Secretary

